Council objects to this application for the following reasons: -

1. Applicant has not addressed the responses from the consultation process, which was not carried out in accordance with Welsh Government best practice. Agent Mr Dewy had confirmed his attendance at a meeting arranged with Community Council and members of the Public by e-mail but failed to arrive or agree an alternative date.

2. Development Brief item 3.8 which states ‘No statutory consultees responded to an e-mail requesting their input and thoughts on design sent on 24th June 2020’. Why was this not followed up?

3. Proposed improvements to the junction off the B4386 onto the C2052 due to its extremely close proximity to the railway crossing are inadequate to resolve the issue of traffic backing up over the railway crossing.

4. Councillors are concerned with the predicted increase in pedestrians accessing the village; the 'red man' crossing would not in itself be an adequate safety measure.

5. The width of the C2052 remains insufficient to satisfy the conditions imposed in the LDP for development of this site. The Footway is also inadequate in width to provide safe passage for people passing one another let alone with wheelchairs or pushchairs.

6. The proposed priority traffic over the Mule river bridge on the C2052 gives no indication as to which way this will operate?

7. The increase in traffic and the inevitable congestion created by this development poses an unacceptable risk to both road users and pedestrians and is detrimental to residents living and operating businesses from existing properties.

8. The new proposal to divert the C2052 which leads to Cefn-y-Coed and Llandyssil, through the housing estate, with traffic including HGV’s and Agricultural vehicles, added to which there is never enough parking spaces and vehicles inevitably park on Estate roadways, all of which would create an unacceptable risk to the residents especially children, the elderly or less able.

9. The plan presented at consultation stage did not include the first access onto the estate adjacent the railway, with the creation of that access, in the interests of safety, Councillors question whether there is need to divert the existing highway? Instead use this as the only access onto the Estate (remove the access between Parkside and The Meadows) the through road would remain as existing with the addition of footpath from Parkside through the Estate.

10. Individual plots should allow for vehicles to enter and exit in a forward gear.

11. Open Space: No indication is given as to how this is to be maintained in perpetuity? In order to ensure continued use of open space, arrangements must be put in place for its long term after care and maintenance. Please refer to the LDP Written Statement Pages 53/54 Policy DM3

12. Protection should be in place for the: -

• Ecology and biodiversity on site.

• ROW Footpath No. 6 in close proximity to the development boundary.

• Watercourses and the historical ‘Mill Race’ which runs through the proposed site, provided water from Llwynmadoc to the Mill in Abermule.

• Areas prone to flooding.